

Date: 20-2-18

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 55 Queen Road, Lilydale 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price between \$720,000 & \$790,000

Median sale price

Median price \$754,000 House ☒ Suburb Lilydale

Period - From 1/10/17 to 31/12/17 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 Munro Avenue, Lilydale	\$755,000	21/9/17
15-17 Cobden Crescent, Lilydale	\$747,000	1/12/17
2 Panorama Rise, Lilydale	\$730,000	27/12/17